042.A	0005	0070.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	661,100	/	661,100
USE VALUE:	661,100	/	661,100
ASSESSED:	661,100	/	661,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		PALMER ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	CAHILL JOHN & AUDREY/ TRUSTEES
Owner 2:	CAHILL FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	70 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAHILL JOHN & AUDREY -
Owner 2:	-
Street 1:	72 PALMER ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Stucco Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	661,100			661,100
Total Card	0.000	661,100			661,100
Total Parcel	0.000	661,100			661,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.44 | /Parcel: 336.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	260945
GIS Ref	
GIS Ref	
Insp Date	05/28/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 042.A-0005-0070.2

!15002!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	576,700	0	.		576,700	576,700	Year End Roll	12/18/2019
2019	102	FV	520,500	0	.		520,500	520,500	Year End Roll	1/3/2019
2018	102	FV	459,400	0	.		459,400	459,400	Year End Roll	12/20/2017
2017	102	FV	418,100	0	.		418,100	418,100	Year End Roll	1/3/2017
2016	102	FV	418,100	0	.		418,100	418,100	Year End	1/4/2016
2015	102	FV	424,300	0	.		424,300	424,300	Year End Roll	12/11/2014
2014	102	FV	404,600	0	.		404,600	404,600	Year End Roll	12/16/2013
2013	102	FV	404,600	0	.		404,600	404,600		12/13/2012

PRINT

Date	Time
12/11/20	04:46:30

LAST REV

Date	Time
10/28/20	08:49:56

danam

USER DEFINED

Prior Id # 1:	29329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAHILL JOHN & A	75549-195	1	9/4/2020	Convenience	99	No	No		
GIRONDEL DENIS,	64162-169		8/29/2014		440,000	No	No		
GIRONDEL DENIS	43765-284		9/23/2004	Family		No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2020	961	Porch	28,490	C				
1/28/2019	121	Dormers	93,500					
10/16/2018	1514	Dormers	72,650	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Measured	DGM	D Mann
5/28/2020	Permit Visit	DGM	D Mann
6/1/2018	Measured	DGM	D Mann
5/12/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7649													G6	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	54.599998474
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.18435109
Const Adj.:	0.98735195
Adj $ / SQ:	344.965
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	812191
Depreciation:	151068
Depreciated Total:	661123

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	379.46
Special Features:	0	Val/Su Net:	336.44
Final Total:	661100	Val/Su SzAd	336.44

SKETCH

UnSketched SubAreas:
GLA: 1965,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,965	344.960	677,855

Net Sketched Area:	1,965			Total:	677,855
Size Ad	1965	Gross Are	1965	FinArea	1965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

042.A-0005-0070.2

IMAGE

AssessPro Patriot Properties, Inc